



# THE SAUER CENTER

1800 W Marshall Street, Richmond, VA 23220



## Trophy Office Space

Up to 150,000 SF of New Construction



COMMONWEALTH

# The Sauer Center

- Up to 150,000 SF of New Construction, Trophy Office Space
- Estimated Delivery: Q3 2029
- Outstanding Location: At the heart of The Sauer Center development, proximal to West Broad Street, I-95 and I-64
- Can accommodate tenants ranging from 10,000 to 150,000 SF
- Convenient Amenities Nearby: Surrounded by popular destinations including Starbucks, Whole Foods, Lee's Famous Recipe Chicken, and more!

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# The Sauer Center

W Marshall Intersection Aerial



Southwest Aerial



# The Sauer Center

Public Square



Public Square



W Marshall Street Looking East



W Leigh Street Looking East



# The Sauer Center

The Sauer Center is a 37-acre mixed-use project anchored by a Whole Foods Market. The first phase includes 330,000 square feet of renovated historic factories and warehouses which have been converted into Class A retail and office space featuring CarMax, PwC, and J.P. Morgan as primary tenants. Plans for the second phase include an additional 2.2 million square feet of mixed-use development, creating a high-density community in Midtown Richmond.

## Nearby Amenities



# Nearby Tenants

2220 W Broad Street



2230 W Broad Street



2022 W Broad Street



2000 W Marshall Street

SINGLE STONE



840 Hermitage Road



1840 W Broad Street



# Market Overview



## Scott's Addition

Scott's Addition has become one of Richmond's most sought-after destinations, earning regional and national recognition for its exceptional concentration of craft breweries, cideries, distilleries, and chef-driven restaurants. The neighborhood's vibrant food and beverage scene attracts visitors from across the Mid-Atlantic, creating a lively atmosphere throughout the week and making it a premier entertainment and social hub. Complementing its renowned hospitality offerings, Scott's Addition features a unique blend of historic industrial architecture, modern redevelopment, and a growing mix of office, retail, and residential uses.

### Nearby Amenities



# Market Overview

## MIDTOWN IS THE PLACE TO BE



### CarMax Park

CarMax Park has quickly become a defining new landmark in Midtown Richmond, bringing energy and visibility to this evolving corridor. Home to the Richmond Flying Squirrels, the ballpark anchors the Diamond District, an emerging mixed-use neighborhood that is expanding Richmond's sports and entertainment presence, and reinforcing the area's connectivity to Scott's Addition, The Fan, and Downtown Richmond.

photo credit: labellapc.com

### VCU Athletic Village

A planned 40-acre athletic campus along Hermitage Road that will feature indoor and outdoor facilities for tennis, soccer, and track and field. VCU plans to host USTA events at its tennis facility and open the amenities to community use.

photo credit: fmd.vcu.edu



### Science Museum

The Science Museum anchors the corridor with its historic architecture, iconic Dome, and the adjacent Dewey Gottwald Center, together creating a strong visual and cultural destination nearby.

Copyright Chris Cunningham

### Midtown Green

Midtown Green offers a vibrant, pedestrian-friendly gathering space with open lawns, art installations, and year-round programming, enhancing the corridor's energy and community appeal.

photo credit: timmons.com



Market Overview

## RICHMOND SNAPSHOT

### A Proven Mid-Atlantic Business Market

Richmond continues to stand out as a stable, business-friendly market supported by economic diversity, competitive operating costs, and a skilled workforce. Its strategic Mid-Atlantic location and high quality of life have positioned the region as an increasingly attractive destination for companies and investment seeking long-term growth.

### Anchored by Fortune 500 Leadership

Greater Richmond is home to multiple Fortune 500 and Fortune 1000 headquarters, reinforcing the region's role as a major Mid-Atlantic corporate center.

#### Notable Fortune 500–Headquartered Companies

Performance Food Group	Food Wholesaler
CarMax	Automotive Retailer
Altria Group	Tobacco and Wine Products
Dominion Energy	Electric and Gas Utility

Source: Wall Street Journal; Greater Richmond Partnership; U.S. Bureau of Labor Statistics (BLS)



## Market Highlights

# #11

Hottest Job Market in the U.S.

# 2nd-highest

Labor force growth among major U.S. metro areas

# 725,000+

Labor force in the Richmond MSA, reflecting a deep and expanding talent pool

## Lifestyle Amenities That Attract and Retain Talent

- Richmond offers an active, urban lifestyle with walkable neighborhoods, a thriving food and brewery scene, and outdoor recreation along the James River—one of the few cities with whitewater rapids running through downtown.
- Richmond is home to nationally recognized cultural institutions, including the Virginia Museum of Fine Arts, one of the largest art museums in the U.S. with free general admission, complemented by a strong local music, theater, and arts community.
- The region is anchored by multiple colleges and universities, including Virginia Commonwealth University, supporting a steady pipeline of educated talent and reinforcing Richmond's appeal to employers and workforce growth.

